



Edmond G. Loedy, Architecture P.C.
PO Box 196, 24 Washington Ave phone (845) 677-3535
Millbrook, N.Y. 12545 fax (845) 677-3592

Letter of Transmittal

JOB #: 1814 DATE: July 24, 2020

TO: Town of Washington ATTN: Nikki Caul Secretary to ZBA
Zoning Board of Appeals Email: ncaul@optonline.net

RE: Proposed Detached Garage

WE ARE SENDING YOU VIA: ☒ HAND DELIVERY ☐ 1ST CLASS MAIL ☒ EMAIL

☐ LETTER ☐ MEMO ☐ PRINTS ☐ PLANS

☒ OTHER: SEE BELOW

COPIES	DATE	DWG. NO	DESCRIPTION
1	7/21/20	---	Letter of Authorization of Owner
1	7/24/20	---	Zoning Board of Appeals Application
1	7/24/20	---	Short Environmental Assessment Form
1	7/23/20	S-1	Drawing 1814
1	7/23/20	---	Check for \$150.00

THESE ARE TRANSMITTED: ☒ FOR APPROVAL ☒ FOR YOUR USE ☐ AS REQUESTED ☒ FOR REVIEW

☐ APPROVED AS SUBMITTED ☐ APPROVED AS NOTED ☐ RETURN OF PLANS ☐ RESUBMIT

REMARKS:

COPY TO: File SIGNED BY: David Holowiak
G. Cimms

**Kellie M. O'Brien
11 N. Mabbettsville Rd
Town of Washington, NY 12545**

July 21, 2020

Re: Proposed Detached Garage at 11 N. Mabbettsville Rd. Town of Washington, NY

Town of Washington Zoning Board of Appeals:

Please be advised that I, Kellie M. O'Brien, hereby authorize the firm of Edmond G. Loedy Architect PC to act on my behalf concerning any and all matters in connection with the proposed garage located on my property on N. Mabbettsville Road, Town of Washington, NY (*DC Parcel # 331398*).

Thank you.

Cordially,

Kellie M. O'Brien

A handwritten signature in dark ink, appearing to read "Kellie M. O'Brien", with a stylized flourish at the end.

APPLICATION TO BOARD OF APPEALS

Submitted Electronically on 7/24/20

TO THE ZONING BOARD OF APPEALS, -----

I (we) Edmond G. Loedy Architect P.C. of 24 Washington Ave
(Name of Appellant) (Street and Number)

Town of Washington , New York HEREBY APPEAL TO
(Municipality) (State)

THE ZONING BOARD OF APPEALS FROM THE DECISION OF THE BUILDING
INSPECTOR ON APPLICATION FOR BUILDING PERMIT NO. _____,
DATED _____, 20_____, WHEREBY THE BUILDING INSPECTOR
DID

() GRANT

() DENY

TO Kellie M. O'Brien

(Name of applicant for permit)

OF 11 N Mabbettsville Rd Town of Washington. New York
(Street and Number) (Municipality) (State)

() A PERMIT FOR USE

() A PERMIT FOR OCCUPANCY

() A CERTIFICATE FOR CONTINUATION OF NON-CONFORMING USE

1. LOCATION OF THE PROPERTY 11 N Mabbettsville Rd HM: Hamlet Mixed Use
(Street and Number) (Use District on
Zoning map)

2. PROVISION(S) OF THE ZONING ORDINANCE APPEALED, (Indicate the
article, section, subsection and paragraph of the Zoning Ordinance
being appealed, by number. Do not quote the Ordinance.)

Appendix B, Article VII, Schedule of Lot and Bulk Requirements

3. TYPE OF APPEAL. Appeal is made herewith for:

() An interpretation of the Zoning Ordinance or Zoning Map

(X) A variance to the Zoning Ordinance

4. PREVIOUS APPEAL. A previous appeal () has

(X) has not

Is this application, for a property located in a
Wetland? Yes X No

been made with respect to this decision of the Building Inspector or with respect to the property. Such appeal(s) was(were) in the form of

- () a requested interpretation
- () a request for a variance

and was (were) made in

Appeal No. _____, dated 20____.

Appeal No. _____, dated 20____.

Appeal No. _____, dated 20____.

5. REASON FOR APPEAL. (Complete relevant blank. Use extra sheet if necessary.)

A. INTERPRETATION OF ZONING ORDINANCE IS REQUESTED because:

Not Applicable

B. A VARIANCE TO THE ZONING ORDINANCE IS REQUESTED for these reasons:

1. STRICT APPLICATION of the Ordinance would produce UNDUE HARDSHIP because: _____

See attached.

2. The hardship created is UNIQUE and is not shared by all properties alike in the immediate vicinity of this property and in this use district because: _____

See attached.

3. The variance would observe the spirit of the ordinance and would NOT CHANGE THE CHARACTER OF THE DISTRICT because:

The design of the garage will blend with the design of the existing house.

STATE OF NEW YORK)
COUNTY OF Dutchess) ss

Sworn to this 24th day of July, 20 20

[Signature]
(Signature)

Lisa Austin

(Notary Public)

LISA AUSTIN
NOTARY PUBLIC STATE OF NEW YORK
Registration No 01AU6176912
Qualified in Dutchess County
Commission Expires Nov 05, 20 23

Applicant Telephone Number (845) 677 - 3535

Dutchess County Tax Grid Map Number 135889-6865-03-331398

Application Fee: \$150.00

B. A VARIANCE TO THE ZONING ORDINANCE IS REQUESTED for these reasons:

1. STRICT APPLICATION of the ordinance would produce UNDUE HARDSHIP because:

There are difficulties with placing the garage in any other location on the property:

West Side - this is the rear yard. The sewage disposal system is located at the rear of the house. Placing the garage beyond the sewage disposal system at the rear of the lot would require a new driveway of about 100 ft.

North Side - this side abuts the property of Schuyler Woods. Placing the garage on this side would basically require the same setback variance we are requesting for the south side. In addition this location would necessitate a separate driveway to the garage.

East Side - this side is the front yard. Placing the garage in the front yard is not in character with the neighborhood. It would block the view of the road; and vice versa. Further it would require the removal of one or two large trees.

Separately, any of the above locations would place the garage quite a distance from the entry doors to the house. Negotiating this distance for a young mother with two young children, groceries and such is difficult and undesirable.

2. The hardship created is UNIQUE and is not shared by all properties alike in the immediate vicinity of this property and in the use district because:

Abutting south of this parcel is a large commercial parking area. As explained in item (1) above, the ideal location of the proposed garage is shown on the submitted site plan. Placing the garage at this location would also block the view of this parking area from the existing residence. The required setback at the location is 30 ft. The proposed garage is 26' wide. A four foot (4') separation between the garage and the existing house is proposed. This configuration requires us to request relief from the full 30' required setback. Whereas this is a large request, visually it would be in keeping with the character of the district because approximately 40' of the adjacent property is and likely will be left natural or landscaped. The proposed garage is permitted by right. The proximity of the proposed garage to the adjacent commercial use will not interfere with the activities in the parking area.

617.20
Appendix B

Submitted Electronically on 7/24/20

Complete all items in Part 1. You may also provide any additional information which you believe will be needed by or useful to the lead agency; attach additional pages as necessary to supplement any item.

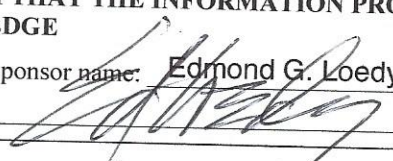
Page 1 of 4

5. Is the proposed action, a. A permitted use under the zoning regulations?	NO	YES	N/A
		X	
b. Consistent with the adopted comprehensive plan?		X	
6. Is the proposed action consistent with the predominant character of the existing built or natural landscape?	NO	YES	
			X
7. Is the site of the proposed action located in, or does it adjoin, a state listed Critical Environmental Area? If Yes, identify: _____	NO	YES	
	X		
8. a. Will the proposed action result in a substantial increase in traffic above present levels?	NO	YES	
	X		
b. Are public transportation service(s) available at or near the site of the proposed action?	X		
c. Are any pedestrian accommodations or bicycle routes available on or near site of the proposed action?			X
9. Does the proposed action meet or exceed the state energy code requirements? If the proposed action will exceed requirements, describe design features and technologies: _____	NO	YES	
	X		
10. Will the proposed action connect to an existing public/private water supply? [If Yes, does the existing system have capacity to provide service? <input type="checkbox"/> NO <input type="checkbox"/> YES] If No, describe method for providing potable water: _____	NO	YES	
	X		
11. Will the proposed action connect to existing wastewater utilities? [If Yes, does the existing system have capacity to provide service? <input type="checkbox"/> NO <input type="checkbox"/> YES] If No, describe method for providing wastewater treatment: _____	NO	YES	
	X		
12. a. Does the site contain a structure that is listed on either the State or National Register of Historic Places?	NO	YES	
b. Is the proposed action located in an archeological sensitive area?	X		
	X		
13. a. Does any portion of the site of the proposed action, or lands adjoining the proposed action, contain wetlands or other waterbodies regulated by a federal, state or local agency?	NO	YES	
b. Would the proposed action physically alter, or encroach into, any existing wetland or waterbody? If Yes, identify the wetland or waterbody and extent of alterations in square feet or acres: _____	X		
	X		
14. Identify the typical habitat types that occur on, or are likely to be found on the project site. Check all that apply: <input type="checkbox"/> Shoreline <input type="checkbox"/> Forest <input type="checkbox"/> Agricultural/grasslands <input type="checkbox"/> Early mid-successional <input type="checkbox"/> Wetland <input type="checkbox"/> Urban <input checked="" type="checkbox"/> Suburban			
15. Does the site of the proposed action contain any species of animal, or associated habitats, listed by the State or Federal government as threatened or endangered?	NO	YES	
	X		
16. Is the project site located in the 100 year flood plain?	NO	YES	
	X		
17. Will the proposed action create storm water discharge, either from point or non-point sources? If Yes, a. Will storm water discharges flow to adjacent properties? <input checked="" type="checkbox"/> NO <input type="checkbox"/> YES	NO	YES	
b. Will storm water discharges be directed to established conveyance systems (runoff and storm drains)? If Yes, briefly describe: _____ Storm water if any will dissipate within the property (unpaved driveway). _____			X

18. Does the proposed action include construction or other activities that result in the impoundment of water or other liquids (e.g. retention pond, waste lagoon, dam)? If Yes, explain purpose and size: _____	NO	YES
	X	
19. Has the site of the proposed action or an adjoining property been the location of an active or closed solid waste management facility? If Yes, describe: _____	NO	YES
	X	
20. Has the site of the proposed action or an adjoining property been the subject of remediation (ongoing or completed) for hazardous waste? If Yes, describe: _____	NO	YES
	X	

I AFFIRM THAT THE INFORMATION PROVIDED ABOVE IS TRUE AND ACCURATE TO THE BEST OF MY KNOWLEDGE

Applicant/sponsor name: Edmond G. Loedy Architect P.C. Date: 7/24/20

Signature:  Pizer,

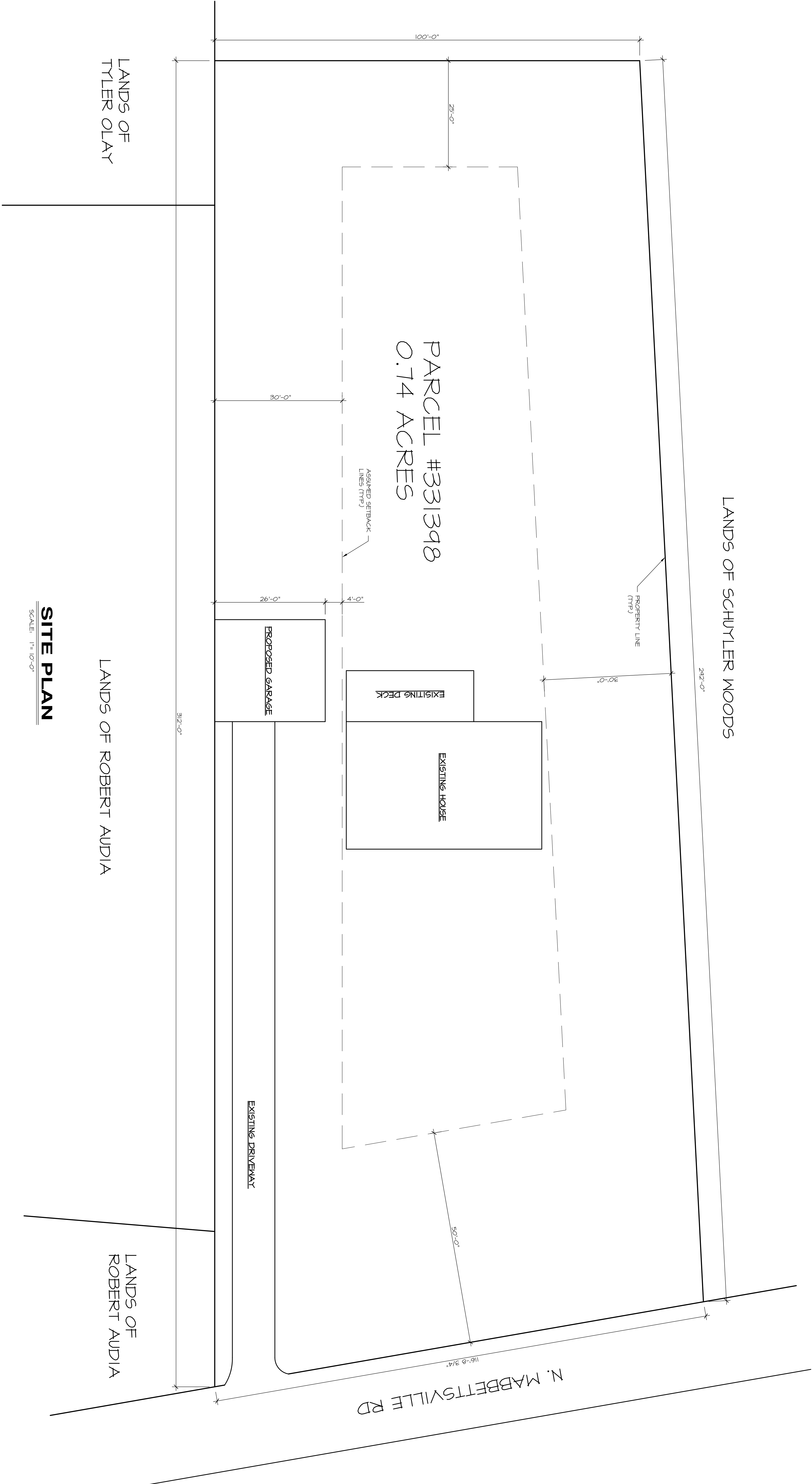
Part 2 - Impact Assessment. The Lead Agency is responsible for the completion of Part 2. Answer all of the following questions in Part 2 using the information contained in Part 1 and other materials submitted by the project sponsor or otherwise available to the reviewer. When answering the questions the reviewer should be guided by the concept "Have my responses been reasonable considering the scale and context of the proposed action?"

	No, or small impact may occur	Moderate to large impact may occur
1. Will the proposed action create a material conflict with an adopted land use plan or zoning regulations?		
2. Will the proposed action result in a change in the use or intensity of use of land?		
3. Will the proposed action impair the character or quality of the existing community?		
4. Will the proposed action have an impact on the environmental characteristics that caused the establishment of a Critical Environmental Area (CEA)?		
5. Will the proposed action result in an adverse change in the existing level of traffic or affect existing infrastructure for mass transit, biking or walkway?		
6. Will the proposed action cause an increase in the use of energy and it fails to incorporate reasonably available energy conservation or renewable energy opportunities?		
7. Will the proposed action impact existing:		
a. public / private water supplies?		
b. public / private wastewater treatment utilities?		
8. Will the proposed action impair the character or quality of important historic, archaeological, architectural or aesthetic resources?		
9. Will the proposed action result in an adverse change to natural resources (e.g., wetlands, waterbodies, groundwater, air quality, flora and fauna)?		

	No, or small impact may occur	Moderate to large impact may occur
10. Will the proposed action result in an increase in the potential for erosion, flooding or drainage problems?		
11. Will the proposed action create a hazard to environmental resources or human health?		

Part 3 - Determination of significance. The Lead Agency is responsible for the completion of Part 3. For every question in Part 2 that was answered "moderate to large impact may occur", or if there is a need to explain why a particular element of the proposed action may or will not result in a significant adverse environmental impact, please complete Part 3. Part 3 should, in sufficient detail, identify the impact, including any measures or design elements that have been included by the project sponsor to avoid or reduce impacts. Part 3 should also explain how the lead agency determined that the impact may or will not be significant. Each potential impact should be assessed considering its setting, probability of occurring, duration, irreversibility, geographic scope and magnitude. Also consider the potential for short-term, long-term and cumulative impacts.

<input type="checkbox"/> Check this box if you have determined, based on the information and analysis above, and any supporting documentation, that the proposed action may result in one or more potentially large or significant adverse impacts and an environmental impact statement is required.	
<input type="checkbox"/> Check this box if you have determined, based on the information and analysis above, and any supporting documentation, that the proposed action will not result in any significant adverse environmental impacts.	
_____ Name of Lead Agency	_____ Date
_____ Print or Type Name of Responsible Officer in Lead Agency	_____ Title of Responsible Officer
_____ Signature of Responsible Officer in Lead Agency	_____ Signature of Preparer (if different from Responsible Officer)



LANDS OF
TYLER OLAY

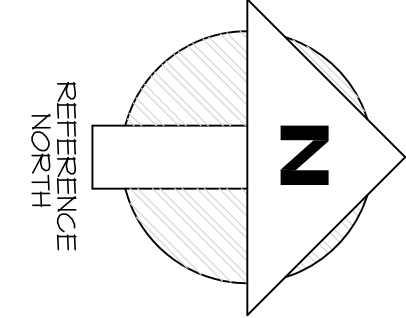
PARCEL #331348
0.74 ACRES

LANDS OF SCHUYLER WOODS

LANDS OF ROBERT AUDIA

SITE PLAN

SCALE: 1"= 10'-0"



PROPOSED GARAGE		EDMOND G. LOEDY, ARCHITECT P.C.	
11 N MABBETTSVILLE ROAD MILLBROOK, NY 12545		P.O. BOX 196, 24 WASHINGTON AVE MILLBROOK, N.Y. 12545	
SITE PLAN		INFO@EDLOEDYARCHITECT.COM	
DATE: 7/23/20		SCALE: AS NOTED	
DRAWN BY: EGL		CHKD: 1814	
		S - 1	



View of the proposed garage. The garage would be painted to match the color of the existing residence. The door would be moved to the right side of the garage doors. A dormer is proposed for the south side of the roof.